

# Weare Open Space Committee

## Minutes

### May 24, 2005

Andrea Alderman called the meeting to order at 7:30 PM.

In attendance were: Andy Fulton, John Ciampi, Paul Kosciuzek, Andrea Alderman, Mike Boyko, Sandy Boyko, and Pat Myers.

Guest included George Malette, liaison from the Planning Board.

**1). Minutes of March 7, 2005** – The members reviewed the draft minutes of March 7, 2005, and the amendments suggested are as follows:

- a. Under Bolton Land Status, 6<sup>th</sup> line down, change the word “*than*” to “*then*”
- b. On page 2, 3<sup>rd</sup> line down, insert the words “*that has been logged*” after the word “*land*”.

John made motion to accept these changes as submitted, and Sandy 2<sup>nd</sup>. All voted in the affirmative, and the motion carries.

**2). Minutes of April 26, 2005** – Members reviewed the minutes of April 26, 2005, and the changes suggested are noted as follows:

- a. In the topic Minutes of March 7, 2005, strike the words “*and the changes are noted as follows*” and insert “*no vote was taken due to lack of quorum*”.

Pat made motion to amend these minutes as proposed, and John 2<sup>nd</sup>. All voted in the affirmative, and the motion carries.

### **3). Potential Land Protection:**

- Rod Wilson – Steve asked PWA to send Mr. Wilson some literature concerning land protection. Mr. Wilson’s property abuts the Wood Property along the Western edge. Andrea offered to e-mail Steve, encouraging him to maintain contact with Margaret Watkins, of the PWA, for their possible interest in partnering in this project. Andrea suggested sending Rod a copy of Conserving Your Land as soon as they come in.
- Dick Lyons – Steve recently had conservation with Mr. Lyons, and Steve reported that presently he wants to speak with his business partner before he is willing to continue dialogue with the WOSC. The Committee recommends waiting a few weeks before reestablishing contact with him. Mr. Lyons has 94 acres, located on Upper Craney Hill Rd., and has purchased the property primarily for logging. He may become more interested in land conservation after his land is logged.
- John Reade – Pat walked this property with Mr. Reade, but currently he isn’t interested in land conservation as yet. He lives on route 114, but his property in focus is off Quaker St., map 201, lot 81. His initial contact person was Tom Carr. He has frontage on Thorndike Rd., and his property encompasses 14.5 acres. It’s possible his brother will join him in protecting

their joint properties, but he is waiting to hear back from him before Mr. Reade makes any final decisions, so for now John wants to put his plans concerning land conservation on hold. Mr. Reade stated that if he were to put his land in conservation, he would like to receive some compensation for it. Pat commented that there are two seasonal streams on the property, wetlands, plus some forested areas. The Zephaniah Breed Conservation Property is nearby, and is protected by the Forest Society. Pat commented that it is always possible to contact and persuade nearby neighbors to consider land protection, in the goal of linking these parcels together. Pat stated that if she doesn't hear back from Mr. Reade within a couple of months, she will call him to ascertain his decision. Mike questioned the propriety of the possibility of land protection on this parcel considering the small size of the lot, and the proximity of other houses in the area.

- Donald and Marge Burke – They were at the forum and have interest in land conservation. Their property is less than 50 acres.
- Purington Property – Pat brought to attention the Purington Property on Quaker St. as another consideration for land protection. Andrea offered to reference the town database for more information concerning parcel location, size, owner verification, etc.

**4). Chipmunk Falls** – Andrea asked Andy if he made contact with Steve Columbo, the owner of a landlocked parcel in this area. Andy stated that he had not contacted Mr. Columbo, and prior to speaking with him Andy wants to further discuss the area with other WOSC members. Andy did speak with an abutter, Steve Couture, who had wanted to access Mr. Columbo's property. More recently, Mr. Couture stated that he is concerned about ATVer's using this proposed R.O.W. to ride on his landlocked property, so now he is considering leaving the property isolated. Andrea offered to document proprietorship of the area's properties through town database access. Andy discussed contacting these owners and determining their status. A site walk has been scheduled for May 31, at 6 PM to review and explore the Falls area, and Andy volunteered to lead the walk. Andy proposed acquiring lot 92, map 401 as conservation land, rather than leaving it as town owned designated. Pat suggested working with PWA on these properties. The Committee collectively agrees to begin overtures to these property owners soon, rather than wait for local legislative approval next March. George Malette, of the Planning Board, broached the possibility of placing Chipmunk Falls on the possible Heritage Commission, which met with approval from the Committee members. Pat suggested approaching Bill Weber, owner of the Beaver Brook Golf Course on Rt. 114, to determine if he would be willing to place an easement on his golf course in the event it no longer functioned as a golf course, in which it would not revert to sub divisional development.

**5). Bolton Property Non-Public Session** - Andy made motion to go into non public session as stipulated by RSA 91, A:3, and John 2<sup>nd</sup>, followed by Andrea calling the non public session to order. The Committee decided that based on the land's appraised value, the amount requested by Mr. Bolton is not an unreasonable offer for a sale. However, a reappraisal would be required before the Committee would entertain the possibility of only purchasing an easement on the land, and the

easement value would likely be significantly less than the amount requested. Further negotiations would be entertained.

Submitted As a True Record,

John Ciampi

cc: Town Clerk  
BOS  
OSC Files  
Tina Pelletier